

Teague's Grove HOA Board of Directors

June 2019 | MEETING MINUTES

Date: June 3rd, 2019 Time 8:00 PM – 9:15 PM Meeting location *Dan Ellis' House*

Attendees:	<u>Board Members</u>	<u>Home Owners</u>
Present	Ashley Gillispie	None
Present	Dan Ellis	
Absent	Kent Baker	
Present	Russ Woolard	
Present	Shane Smith	

AGENDA TOPICS

Welcome

General Discussions

- (6/3) Dan mentioned that a few neighbors have asked about the asphalt roads deteriorating. With this being public roads, Russ said he would email the County to see if they can complete another assessment of the roadways.
- (6/3) Due to the July 4th Holiday, the HOA board will not be holding a meeting on July 1st. Board members will submit emailed Committee Reports on our about July 1st.

Committee Reports – Architecture – Dan Ellis

- Old Business:
- New Business: (6/3) No New Business

Committee Reports – Landscaping – Russ Woolard

- Old Business:
- New Business:
- (6/3) On May 24, Weed Man came out and sprayed a herbicide on the bed below the pine trees parallel to the house closest to the pool access road. The goal is to eradicate the poison ivy as well as weeds and vines that have become overgrown in this area and are unsightly. Another round of herbicide will be applied in mid to late June. Following these spray applications, the remaining plant structure will be removed over a period of weeks in July or August.
- (6/3) The Virburum shrubs and Cotoneaster ground cover (lining the road poolside) were pruned May 24. They will be pruned a final time during the first week of August. This will allow buds to form for next spring's flowering. Berries are starting to form now on the Cotoneaster plants and will turn red in the fall.

- (6/3) Hand watering of the newly installed Otto Luken shrubs at the front entrance continues. Due to the shortage of rainfall we have applied some water to the turf on the north side of the entrance.
- (6/3) Hand watering of the newly installed Cypress Lemon and Nandina shrubs at the circles will continue throughout the summer.
- (6/3) Barnes Pest Control sprayed the pool restrooms, storage room and the building exterior May 21. They have also applied granules to combat ants. They will return monthly through August.
- (6/3) Qualls Mowing will be instructed to NOT mow this week due to a lack of rain. Scheduled mowing will be readjusted throughout the remainder of the mowing season in accordance with dry conditions. They have been sent a request to review their costs predicated upon our requirements to mow certain areas less than others. This may lead to a reduction in cost.

Committee Reports – Social – Ashley Gillispie

- Old Business:
 - Activity Updates?
 - (6/3) Kick-Off Pool party will be June 8th from 12pm – 3pm. Ashley will bring water and hot dogs. Guests will be asked to bring sides to share. At this time, there are only 3 families who RSVP's including Ashley and Shane's families.
 - Are there any new homeowners that need to be recognized with a Welcome package?
- New Business:
 - (6/3) Possible July 4th neighborhood fireworks and Ice Cream social. Ashley will discuss with the neighbors.

Committee Reports – Pool – Shane Smith

- Old Business:
 - (6/3) Pool is now open, signs and chlorinator installed.
 - (6/3) Resend list of cleaning responsibilities. The "highlighted" area showing the trash cans going to 1330 Wineberry was blacked out after being emailed and trash wasn't picked up.
 - (6/3) Hard laminated copies are in the restrooms.
- New Business:
 - (6/3) It was brought up that non-community members may be utilizing the pool. Shane will be installing the "Teague's Grove Member's Only – No Trespassing Sign".

Committee Reports – Finance – Kent Baker

- Old Business:
 - Kent to discuss the current budget ledger with the Board.
- New Business: (6/3) Update not discussed due to absence.

Board Topics – Covenant Revisions

- Old Business:
 - Are we going to try and revise the restrictions with 75% approval prior to Q2 dues?
 - Topic – Assessment reductions on second lots –
 - Topic – Language revisions from Developer to HOA Board
 - Topic – Parking trailers, boats, etc behind the rear plane of the house
 - Topic – Misc restrictions to satellite dishes, solar panels, etc.
 - Topic – General grammar errors.
 - Open discussion regarding neighbors comments?

- New Business:
 - Are there any other revisions wanting to be discussed?
 - (6/3) – New covenant revisions were continued to be discussed.
 - Shane would like to know how the board plans to pay for any legal revisions due to the lack of funds at the end of the 2019 year.
 - A motion was held to begin 50% assessments on 2nd lots beginning Q3. Three of the four board members at the meeting agreed. Due to Kent’s absence, his vote will be submitted via email.
 - To assist with limiting the legal costs of revisions, it was discussed to not purpose general grammatical errors or language revisions from the Developer to HOA board.
 - Quotes will be obtained from legal sources to issue an amendment to the current covenants as well as costs to fully revamp the entire covenants.